

PROJECT NARRATIVE

This project involves a complete redevelopment of Map 6443Z Lot 27 along with a renovation to the Existing Phenix Hall building on adjacent Map 6443Z Lot 28.

Map 6443Z **Lot 27** is 14,454-sf in area and currently contains two separate buildings. The first is known as 44-52 N. Main Street which was the former home to CVS Pharmacy and the second is known as 54-56 N. Main Street which is the E&P Hotel building. Collectively, these two buildings are known as the Phenix Block. The two buildings account for nearly the entire area of the parcel, which is bordered to the west by N. Main Street, to the east by Low Ave, to the south by Phenix Ave and to the north by the Hills Block building.

Map 6443Z **Lot 28** is 9,550-sf in area and currently contains the Phenix Hall building known as 34-42 N. Main Street. This building is bordered to the west by N. Main Street, to the east by Low Ave, to the north by Phenix Ave and to the south by a one-story retail building.

Both parcels are located within the Central Business Performance District (CBP).

Project Description

The project is proposing the complete redevelopment of the Phenix Block (Lot 27) along with a new building connection to Phenix Hall (Lot 28). This new connection will require the discontinuance of existing Phenix Ave which currently lies between the two parcels. The two existing buildings on Lot 27 will be removed to make way for a new, 8-story, mixed-used building. The new building will have a small parking garage and some limited retail space on the lower level (basement floor) accessible from Low Ave. It will then have retail space on the main floor (first floor) at the Main Street level. The second floor will be comprised of office space and the third through sixth floors will be residential apartments (36 total units) – a combination of one-, two- and three-bedroom units. The top floor will be a restaurant venue with outdoor seating on the roof deck.

The connection to Phenix Hall will be a 6-story infill of the discontinued Phenix Ave. It will include an open-air lobby on the main floor with pedestrian access to both Main Street and Low Ave. The upper floors will include accessory space to Phenix Hall, including a main lobby on the third floor and a balcony lobby on the fourth floor. In addition to interior renovations of the existing Phenix Hall building, two new external elevator shafts will be constructed on the rear side of the building adjacent to Low Ave and a new emergency staircase will be constructed on the south side of the building.

Phenix Avenue Discontinuance

In order to accommodate the infill portion of the new building, existing Phenix Avenue will need to be discontinued. Phenix Ave is a 25-foot wide, paved, City right-of-way that separates the two subject parcels. It provides pedestrian access from Main Street to Low Ave and also serves as vehicle access from Low Ave only. It also contains municipal water and sanitary sewer mains that connect the respective water and sewer systems between Main Street and Low Ave. The project is proposing that the City discontinue the entirety of Phenix Ave while reserving the right for pedestrian access and for the underground water and sewer mains.

Lot Line Adjustment / Resubdivision

The discontinued Phenix Ave right-of-way is proposed to be reapportioned between the two subject parcels, with the majority being added onto the Phenix Hall parcel (Lot 28) to the south. This will necessitate a lot-line adjustment between the subject parcels. The proposed lot line will fall along the southerly line of the new Phenix Block building such that the infill portion of the building will be part of the existing Phenix Hall building. A Resubdivision Plan has been prepared and is being submitted as part of the corresponding Minor Subdivision Application. As proposed, Lot 27 will increase in overall area from 14,454-sf to 14,711-sf and Lot 28 will increase in overall area from 9,550-sf to 11,863-sf.

Site Improvement Plans and Architectural Elevations

Although this project is taking place on two separate parcels, it is intended to be constructed in a single phase as the improvements on each parcel are dependent on one another. A single set of Site Improvement Plans has been prepared along with Architectural floor plans and building elevations for the entire development. The plans include the minor site work that will need to take place around the building, including temporary impacts to Low Ave and to the sidewalk area on Main Street. The plans also include detailed design of the water and sewer main relocations within Phenix Ave. Both mains will be reconstructed within sleeves that will be laid underneath the foundation of the infill portion of the building. The infill building will remain an open air lobby on the first two floors with at-grade pedestrian access to Main Street and both stair and elevator access to Low Ave.

Site Plan and Conditional Use Permit Applications

Two separate Major Site Plan applications are being submitted, one for each parcel, both referring to the single set of Site Improvement Plans. The application for Lot 27 (Phenix Block) is also accompanied by two Conditional Use Permit applications, both of which are associated with the height of the proposed building.

State & Federal Permits

The only additional permit anticipated for this project is a Sewer Connection Permit from NHDES as part of the proposed sewer main relocation.



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department
Planning Division

Waiver Request Form – Site Plan Regulations

Instructions:

1. List the section for which the waiver is being requested, along with a brief explanation of the request.
2. Explain how the waiver request complies with each criterion.

Section 36.08 Waivers: Where the Planning Board finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve waivers to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such waiver shall not have the effect of nullifying the intent and purpose of these regulations...

Waiver from Section Section 16.02(12)(b) - Drainage Study

A waiver to allow a major site plan application to omit a drainage study including
ten (10) and twenty-five (25) year storm runoff estimates, including all calculations, shall be submitted providing
an analysis of the pre-development and post-development drainage characteristics by phase, and in total.

and further provided the Planning Board shall not approve waivers unless it shall make findings based upon the evidence presented to it in each specific case that:

- (1) The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;* This property remains entirely impervious under the current plan.
Approving this waiver will not compromise safety, health, welfare, or nearby properties.

(2) *The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property;* _____
The subject site is completely impervious under current conditions;
therefore, no change to the runoff will occur.

(3) *Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out;* _____
The subject site is completely impervious under current conditions;
therefore, no impervious area difference exists that would require a drainage study.

(4) *Specific circumstances relative to the subdivision or conditions of the land in such subdivision indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of the regulations; and* _____
The subject site is completely impervious under current conditions;
therefore, no impervious area difference exists that would require a drainage study.

(5) *The waiver will not in any manner vary the provisions of the Zoning Ordinance, Master Plan Reports, or Official Map.* _____

The subject site is completely impervious under current conditions; therefore, no impervious area difference exists that would require a drainage study.

Finally, note if the waiver complies with RSA 674:44(III)(e)(1) or (2) below and explain how.

(1) Strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations _____

OR

(2) Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations _____

The subject site is completely impervious under current conditions; therefore, no impervious area difference exists that would require a drainage study.



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department
Planning Division

Waiver Request Form – Site Plan Regulations

Instructions:

1. List the section for which the waiver is being requested, along with a brief explanation of the request.
2. Explain how the waiver request complies with each criterion.

Section 36.08 Waivers: Where the Planning Board finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve waivers to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such waiver shall not have the effect of nullifying the intent and purpose of these regulations...

Waiver from Section Section 16.02(15) & 27.03 - Landscape Plans

A waiver to allow a major site plan application to omit a stamped landscape plan showing the location of existing, required, and proposed landscaping, a plant schedule showing all proposed plant material, and landscape construction details.

and further provided the Planning Board shall not approve waivers unless it shall make findings based upon the evidence presented to it in each specific case that:

- (1) The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;* This project is situated directly on South Main Street, with the proposed building occupying the entire parcel of land, thereby leaving no space for supplementary landscaping. Approving this waiver will not compromise safety, health, welfare, or nearby properties.
- _____
- _____
- _____
- _____

(2) *The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property;* _____
This project is situated directly on South Main Street, with the proposed building occupying the entire parcel of land, thereby leaving no space for supplementary landscaping.

(3) *Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular and unnecessary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out;* This project is situated directly on South Main Street, with the proposed building occupying the entire parcel of land, thereby leaving no space for supplementary landscaping.

(4) *Specific circumstances relative to the subdivision or conditions of the land in such subdivision indicate that the waiver will properly carry out, or not be contrary to, the spirit and intent of the regulations; and* _____
This project is situated directly on South Main Street, with the proposed building occupying the entire parcel of land, thereby leaving no space for supplementary landscaping.

(5) *The waiver will not in any manner vary the provisions of the Zoning Ordinance, Master Plan Reports, or Official Map.* _____

Landscaping has already been completed by the city along the sidewalks in front of the property where needed.

Finally, note if the waiver complies with RSA 674:44(III)(e)(1) or (2) below and explain how.

(1) Strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations _____

OR

(2) Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations _____

This project is situated directly on South Main Street, with the proposed building occupying the entire parcel of land, thereby leaving no space for supplementary landscaping.
